



1075 Peachtree St. and Loews Atlanta

Real Estate

December 31, 2022

Who We Are

MetLife Investment Management's (MIM) Real Estate Group, with \$109.8 billion¹ in commercial real estate debt and equity assets under management, brings 148 years² of experience across market cycles to deliver a collaborative, client-focused approach to your specific debt and equity portfolio needs. Our experienced professionals start by listening to your portfolio needs and then work with you, leveraging our regional presence and long-standing direct relationships to source attractive investment opportunities across geographies, property types, investment structures, and risk profiles.

Our Strengths Supporting Your Needs

- Comprehensive access to market participants/opportunities through long-standing, direct relationships with large owners, developers, and operators
- Active investor in institutional-quality real estate debt and equity for 148² years
- Approximately \$9.8 billion in commercial mortgages and more than \$3.2 billion in equity acquisitions in 2022³
- 80+ senior professionals with an average of over 25 years experience in commercial real estate across debt and equity
- Integrated research, risk management, and portfolio analytics capabilities, including internal valuations and centralized loan ratings/monitoring processes
- Incorporate ESG factors into all aspects of equity acquisition, loan origination and asset management.
- We offer real estate debt and equity portfolio solutions by leveraging platform depth, industry relationships, and culture of shared success

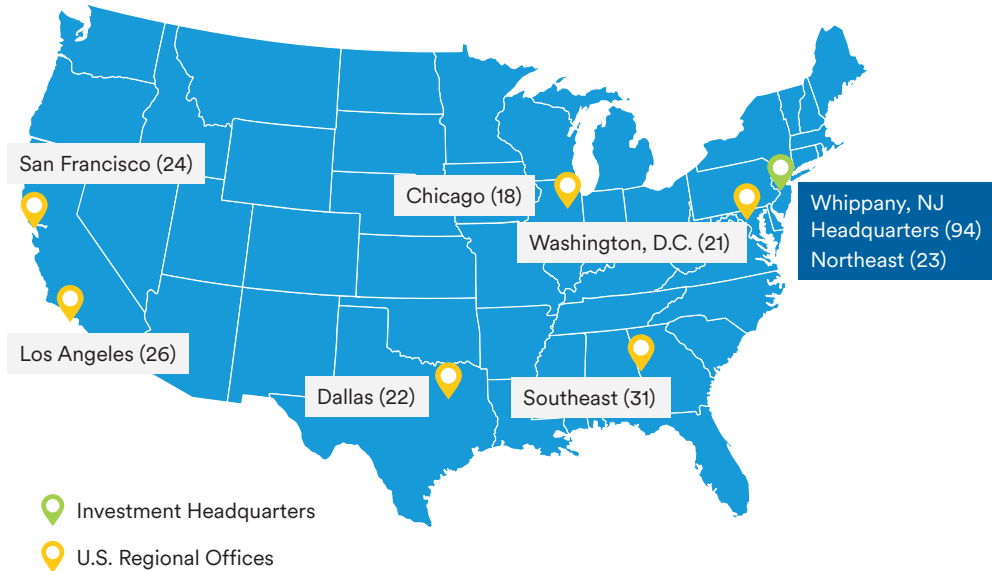
¹ As of December 31, 2022. At estimated fair value. Represents the value of all commercial mortgage loans and real estate equity managed by MIM, presented on the basis of gross market value (inclusive of encumbering debt).

² MIM has invested on behalf of the MetLife general account since 1875 and on behalf of third parties since 2012.

³ Represents MIM's total global production. Equity acquisition figure based on GMV.

U.S. Real Estate Presence

We seek to deliver attractive performance throughout the real estate cycle by leveraging our proprietary research and risk management, local presence/ regional office network, experienced team of professionals, and industry relationships to identify and execute investment strategies.



302 professionals⁴

Whippany, NJ Headquarters

- Portfolio Management
- Investment Committee
- Research
- Risk Management
- Business Operations

Seven U.S. Regional Offices

- Acquisitions
- Asset Management
- Debt Origination
- Loan Management
- Architecture & Engineering

Non-U.S. Offices

- Mexico City (9)⁵
- London (8)
- Santiago (12)⁵
- Tokyo (14)⁶

As of December 31, 2022.

⁴ Includes support staff. Data in parentheses represents total employees.

⁵ Santiago and Mexico City offices are offices of local MetLife Insurance subsidiaries; investment professionals located in these offices provide services internally to MetLife affiliates and do not currently provide asset management services directly to any third parties. MIM's registered investment advisory entities leverage the services of these offices in connection with Mexico CML opportunities for their clients.

⁶ The Tokyo office is an office of local MetLife Insurance subsidiary; investment professionals located in this office provide services internally to MetLife affiliates and do not currently provide asset management services directly to any third parties.



333 Commerce St, Nashville, TN
For Institutional Use

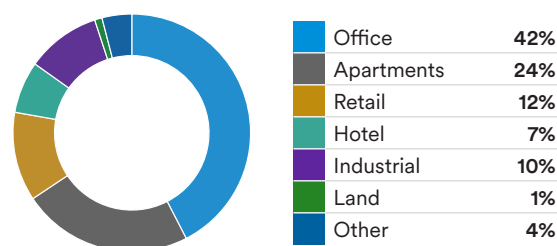
How We Work With You

Our seasoned professionals start by listening to your portfolio needs, as they seek to deliver attractive investment opportunities in both real estate and debt equity portfolio solutions, designed to help meet your unique needs and objectives.

\$109.8 Bn⁷

Commercial Real Estate AUM (GMV)

Property Type Diversification⁸

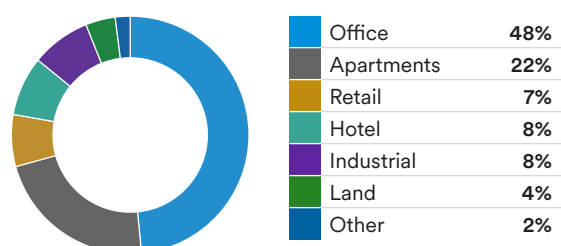


Real Estate Equity

\$39.0 Bn⁷

Real Estate Equity AUM (GMV)

Property Type Diversification⁸



Available Strategies

Core, Core-Plus, Value-Add, Opportunistic (e.g., Build-to-Core)

Available Structures

Commingled Vehicles, Separately Managed Accounts, REIT Structures, Other Structured Solutions

We offer investors strategies that seek to achieve income growth and capital appreciation by investing in competitively positioned properties in markets we feel have favorable demand drivers, including those with a concentration of knowledge workers in the science, technology, engineering, and mathematics occupations.

In addition to purchasing stabilized assets, we actively invest in development where we feel risks can be effectively controlled, and where return opportunities are compelling.

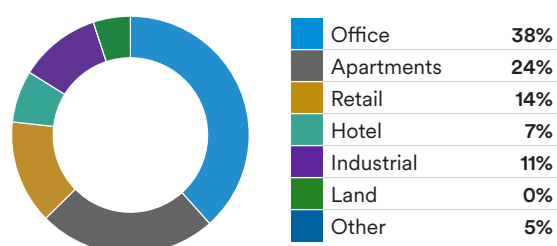
In sourcing real estate equity investments, our professionals leverage their extensive industry relationships and investment experience.

Real Estate Debt

\$70.8 Bn⁷

Commercial Mortgage Loans AUM (GMV)

Property Type Diversification⁸



Available Strategies

First Mortgages, Subordinate Debt

Available Structures

Participation Structures, Whole Loan Originations, Commingled Vehicles, Other Structured Solutions

We seek to identify institutional-quality commercial mortgages that offer strong relative value when compared to similarly rated corporate bonds.

Our commercial mortgage loan platform mainly targets opportunities in the primary markets, with the remainder in select secondary and tertiary markets.

We focus on office buildings, retail centers, apartment complexes, industrial properties, and hotels. Investment real estate professionals in our regional office platform solicit, underwrite, originate, and manage the loans, and have in-depth real estate knowledge and long-standing industry relationships within their regions.

⁷ Totals may not foot due to rounding. As of December 31, 2022. At estimated fair value. Represents the value of all commercial mortgage loans and real estate equity managed by MIM, presented on the basis of gross market value (inclusive of encumbering debt).

⁸ Based on GMV of investments.

MetLife Investment Management and the Environment

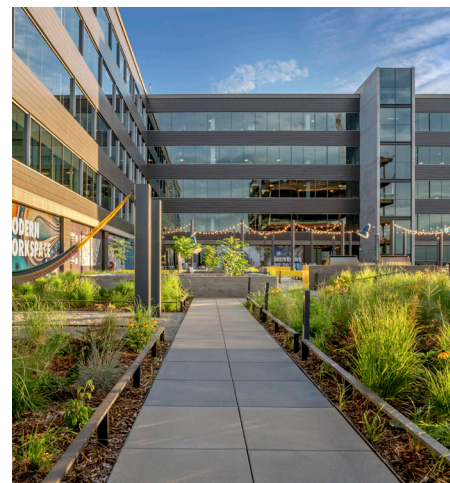
We embrace our role as a responsible real estate lender and investor and understand the impact buildings have on people, communities, and the environment. We also know that issues such as climate change, regulatory and legislative environments, and building operational efficiencies will increasingly impact lending decisions and ongoing financial performance.

At MIM, we seek to maintain industry-leading environmental, social, and governance (ESG) best practices. We are dedicated to reaching decarbonization targets in our comingled equity vehicles and managed accounts through deployment of our MetZero™ initiative using a Carbon Cascade™ approach, which prioritizes energy efficiency and on-site and off-site renewables to lower net emissions. We have also committed to powering all MIM managed and controlled real estate investments with 100% renewable electricity and contributing to the origination of \$20 billion in new green investments by 2030.

We have implemented the use of a commercial mortgage ESG questionnaire that collects data on sponsor-level sustainability practices and accomplishments. We use an ESG Acquisitions Assessment, as part of the required due diligence for all new real estate equity investments, and developed ESG guidelines for new developments. We also run reports that estimate the physical risk from climate change for all new equity and debt investments.

Awards and Milestones

- Two real estate partnerships achieved **GRESB 5-Star rankings** in 2020 and 2021, and one partnership in 2022. A core real estate vehicle was also recognized with a **GRESB 4-star rating**⁹
- Awarded the **EPA's ENERGY STAR® Partner of the Year Award** since 2019 achieving the “**Sustained Excellence**” designation in 2021 and 2022¹⁰
- Signatory of the **Department of Energy's Better Building Challenge** in 2019 and **Inaugural Partner of the Better Climate Challenge** in 2022¹¹
- **Principles for Responsible Investment (PRI)** signatory since March 2019¹²
- Our core real estate equity comingled vehicle achieved **carbon neutrality** in 2020 and 2021



The Hub in Denver, CO.



Northlight at Edge-on-Hudson, Sleepy Hollow, NY



Signatory of:



To learn more about MetLife Investment Management's approach to environmental, social, and governance (ESG) considerations, click [here](#).

⁹ Two real estate partnerships achieved 5-Stars and in 2020 and 2021, and one partnership in 2022. GRESB issues an annual assessment benchmarking properties' performance in achieving environmental, social and governance goals and compares each sector's progress in achieving global sustainability standards. The top 20 percent within each sector of the benchmark receives the 5-star rating. The data is self-reported, and an Assessment participation fee applies. For more information, visit [gresb.com/nl-en/real-estate-assessment/](https://www.gresb.com/nl-en/real-estate-assessment/).

¹⁰ The EPA awarded Partner of the Year status in the Energy Management category to a joint effort between MIM and MetLife in 2019, 2020, 2021 and 2022. In 2021 and 2022, the recognition was for Sustained Excellence. The Energy Management category is awarded by the EPA to organizations for adopting a continuous energy management strategy across the organization's entire portfolio of buildings and plants by completing an award application. Partners cannot apply directly for this award. For more information, visit <https://www.energystar.gov/about/awards>

¹¹ MIM became a signatory to the Department of Energy's Better Building's Challenge in 2019 and Better Climate Challenge in 2022. For more information, visit betterbuildingsolutioncenter.energy.gov/challenge/about

¹² MIM became a signatory in 2019. For more information, visit <https://www.unpri.org/signatories>

These awards should not be construed as an endorsement of the advisor by any client nor is it representative of any one client's evaluation of the firm. This award does not evaluate the quality of services provided to clients and is not indicative of the firm's future performance.

Contacts

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